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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
TRAIL RIDGE COMMUNITY  
ASSOCIATION, a Nevada non-profit  
corporation; LIZZY HOLBROOK, an  
individual.

Defendants.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counterclaimant/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.;  
LIZZY HOLBROOK, an individual,

Counter-Defendant/Cross-Defendant.

Case No. 2:17-CV-00334-RFB-PAL

**STIPULATION AND ORDER TO  
DISMISS CLAIMS BETWEEN  
JPMORGAN CHASE BANK, N.A.,  
SFR INVESTMENTS POOL 1, LLC,  
AND TRAIL RIDGE COMMUNITY  
ASSOCIATION WITH PREJUDICE  
AND STIPULATION AND ORDER  
TO LIFT STAY ENTERED MARCH  
23, 2018**

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-defendant  
JPMorgan Chase Bank, N.A. ("Chase"), Defendant/Counterclaimant SFR Investment

1 Pools 1, LLC (“SFR”), and Defendant Trail Ridge Community Association  
2 (“Association”) (collectively, the “Parties”) hereby stipulate as follows:

3 1. This action concerns title to real property commonly known as 9220 Red  
4 Knoll Street, Las Vegas, Nevada 89113 (the “Property”) following a homeowner’s  
5 association foreclosure sale conducted on September 25, 2013, with respect to the  
6 Property.

7 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
8 of Trust recorded against the Property in the Official Records of Clark County,  
9 Nevada as Instrument Number 20120717-0001802 (the “Deed of Trust”), and in  
10 particular, whether the Deed of Trust continues to encumber the Property.

11 3. The Parties to this Stipulation have settled and agreed to release their  
12 respective claims, and further agreed that the claims between them, including the  
13 Complaint and Counterclaim, shall be DISMISSED with prejudice.

14 4. As Lizzy Holbrook did not appear in this action, Chase hereby  
15 voluntarily dismisses its claims against her pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

16 5. This Stipulation in no way affects SFR’s cross-claim against Lizzy  
17 Holbrook.

18 6. The Parties further stipulate and agree that the two Lis Pendens  
19 recorded against the Property in the Official Records of Clark County, Nevada, as  
20 Instruments Number 20170331-0003202 and 20170807-0001430 be, and the same  
21 hereby are, EXPUNGED.

22 7. The Parties further stipulate and agree that the \$500 in security costs  
23 posted by Chase on June 22, 2017 pursuant to this Court’s Order [ECF No. 18] shall  
24 be discharged and released to the Ballard Spahr LLP Trust Account.

25 8. The Parties further stipulate and agree that a copy of this Stipulation  
26 and Order may be recorded with the Clark County Recorder;

27 9. The Parties further agree to lift the stay entered March 23, 2018 [ECF  
28 No. 47].

10. This case shall remain open until such time as SFR resolves its pending cross-claim against Lizzy Holbrook, and

11. Each party in this case number 2:17-cv-00334-RFB-PAL shall bear its own attorneys' fees and costs.

Dated: January 9, 2019

BALLARD SPAHR LLP

KIM GILBERT EBRON

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IT IS SO ORDERED:

  
\_\_\_\_\_  
RICHARD F. BOULWARE, II  
UNITED STATES DISTRICT JUDGE

DATED this 10th day of January, 2019.